



APPLICATIONS:

DEPARTMENT OF CITY PLANNING APPLICATION

THIS BOX FOR CITY PLANNING STAFF USE ONLY

Case Number _____

Env. Case Number _____

Application Type _____

Case Filed With (Print Name) _____ Date Filed _____

Application includes letter requesting:

- Waived hearing, Concurrent hearing, Hearing not be scheduled on a specific date (e.g. vacation hold)

Provide all information requested. Missing, incomplete or inconsistent information will cause delays. All terms in this document are applicable to the singular as well as the plural forms of such terms.

1. PROJECT LOCATION

Street Address1 14534-6 W Burbank Blvd Unit/Space Number _____

Legal Description2 (Lot, Block, Tract) Lot 16 and 17 of the TR 9500 Tract

Assessor Parcel Number 2249-001-004 Total Lot Area 12,592.7

2. PROJECT DESCRIPTION

Present Use Triplex

Proposed Use Eldercare Facility

Project Name (if applicable) Burbank Eldercare

Describe in detail the characteristics, scope and/or operation of the proposed project The proposed project is a 4-story, 46' high, 60 guest room Eldercare Facility consisting of 75%, or 45 units, Alzheimer's/Dementia Care units, and 25%, or 15 units, Assisted Living Care Units. 1 subterranean level of parking consists of 23 auto stalls. 5,500 sq ft of open space is provided

Additional information attached YES NO outdoors, and 1,500 sq ft of open space is provided indoors, for a total of 7,000 sq ft.

Complete and check all that apply:

Existing Site Conditions

- Site is undeveloped or unimproved (i.e. vacant)
Site has existing buildings (provide copies of building permits)
Site is/was developed with use that could release hazardous materials on soil and/or groundwater (e.g. dry cleaning, gas station, auto repair, industrial)
Site is located within 500 feet of a freeway or railroad
Site is located within 500 feet of a sensitive use (e.g. school, park)
Site has special designation (e.g. National Historic Register, Survey LA)

1 Street Addresses must include all addresses on the subject/application site (as identified in ZIMAS—http://zimas.lacity.org)
2 Legal Description must include all contiguously owned properties (even if they are not a part of the proposed project site)

Proposed Project Information

- Demolition of existing buildings/structures
- Relocation of existing buildings/structures
- Interior tenant improvement
- Additions to existing buildings
- Grading
- Removal of any on-site tree
- Removal of any street tree
- New construction: 28,412 square feet
- Accessory use (fence, sign, wireless, carport, etc.)
- Exterior renovation or alteration
- Change of use and/or hours of operation
- Haul Route
- Uses or structures in public right-of-way
- Phased project

Housing Component Information

Number of Residential Units: Existing 3 – Demolish(ed)³ 3 + Adding 60 = Total 60
 Number of Affordable Units⁴ Existing _____ – Demolish(ed) _____ + Adding 0 = Total 0
 Number of Market Rate Units Existing _____ – Demolish(ed) _____ + Adding 60 = Total 60
 Mixed Use Projects, Amount of Non-Residential Floor Area: N/A square feet

3. ACTION(S) REQUESTED

Provide the Los Angeles Municipal Code (LAMC) Section that authorizes the request and (if applicable) the LAMC Section or the Specific Plan/Overlay Section from which relief is sought; follow with a description of the requested action.

Does the project include Multiple Approval Requests per LAMC 12.36? YES NO

Authorizing section _____ Section from which relief is requested (if any): _____
 Request: see attached

Authorizing section _____ Section from which relief is requested (if any): _____
 Request: see attached

Authorizing section _____ Section from which relief is requested (if any): _____
 Request: see attached

Additional Requests Attached YES NO

³ Number of units to be demolished and/or which have been demolished within the last five (5) years.

⁴ As determined by the Housing and Community Investment Department

3. ACTION(S) REQUESTED

Provide the Los Angeles Municipal Code (LAMC) Section that authorizes the request and (if applicable) the LAMC Section or the Specific Plan/Overlay Section from which relief is sought; follow with a description of the requested action.

Does the project include Multiple Approval Requests per LAMC 12.36? YES NO

Authorizing Section: 14.3.1.B. Section from which relief is requested (if any): 12.10.A.
Request: *To allow an Eldercare Facility in the R3 zone.*

Authorizing Section: 14.3.1.B. Section from which relief is requested (if any): 12.10.C.4.
Request: *To allow 60 guest rooms in lieu of 25 guest rooms allowed by the density limits of the R3 zone.*

Authorizing Section: 14.3.1.B. Section from which relief is requested (if any): Ordinance 167,939
Request: *To allow an 11' height increase from the 35' allowed by the "Q" condition to 46'.*

Authorizing Section: 14.3.1.B. Section from which relief is requested (if any): 12.21.1
Request: *To allow an Floor-to-Area Ratio of 3.3:1 (28,412 sq ft) in lieu of the 3.0:1 (25,920 sq ft) as allowed by the R3-1 zone.*

Authorizing Section: 14.3.1.B. Section from which relief is requested (if any): Ordinance 98,921.
Request: *To allow an encroachment over the 28' building line through the front yard along Burbank Blvd, effectively observing a total front yard setback of 20', including a 15' provided setback and a 5' required dedication, for which no street widening is required.*

Authorizing Section: 16.05.C. Section from which relief is requested (if any): _____
Request: *A Site Plan Review for a project consisting of more than 50 guest rooms.*

4. RELATED DEPARTMENT OF CITY PLANNING CASES

Are there previous or pending cases/decisions/environmental clearances on the project site? YES NO

If YES, list all case number(s) _____

If the application/project is directly related to one of the above cases, list the pertinent case numbers below and complete/check all that apply (provide copy).

Case No. _____

Ordinance No.: _____

- | | |
|---|--|
| <input type="checkbox"/> Condition compliance review | <input type="checkbox"/> Clarification of Q (Qualified) classification |
| <input type="checkbox"/> Modification of conditions | <input type="checkbox"/> Clarification of D (Development Limitations) classification |
| <input type="checkbox"/> Revision of approved plans | <input type="checkbox"/> Amendment to T (Tentative) classification |
| <input type="checkbox"/> Renewal of entitlement | |
| <input type="checkbox"/> Plan Approval subsequent to Master Conditional Use | |

For purposes of environmental (CEQA) analysis, is there intent to develop a larger project? YES NO

Have you filed, or is there intent to file, a Subdivision with this project? YES NO

If YES, to either of the above, describe the other parts of the projects or the larger project below, whether or not currently filed with the City:

5. OTHER AGENCY REFERRALS/REFERENCE

To help assigned staff coordinate with other Departments that may have a role in the proposed project, please check all that apply and provide reference number if known.

Are there any outstanding Orders to Comply/citations at this property? YES (provide copy) NO

Are there any recorded Covenants, affidavits or easements on this property? YES (provide copy) NO

Development Services Case Management Number _____

Building and Safety Plan Check Number _____

Bureau of Engineering Planning Referral (PCRF) 201600278

Bureau of Engineering Hillside Referral _____

Housing and Community Investment Department Application Number _____

Bureau of Engineering Revocable Permit Number _____

Other—specify _____

6. PROJECT TEAM INFORMATION (Complete all applicable fields)

Applicant⁵ name Paul Radnia
Company/Firm Florence RTM Inc.
Address: 5970 E Florence Ave Unit/Space Number _____
City Bell Garden State CA Zip Code: 90201
Telephone (310) 271-1239 E-mail: mradnia1@gmail.com
Are you in escrow to purchase the subject property? YES NO

Property Owner of Record Same as applicant Different from applicant
Name (if different from applicant) _____
Address _____ Unit/Space Number _____
City _____ State _____ Zip Code: _____
Telephone _____ E-mail: _____

Agent/Representative name Daniel Ahadian
Company/Firm nūr - DEVELOPMENT | CONSULTING
Address: 1601 S Genesee Ave Unit/Space Number _____
City Los Angeles State CA Zip: 90019
Telephone (310) 339-7344 E-mail: daniel@nurdevelopment.com

Other (Specify Architect, Engineer, CEQA Consultant etc.) Architect
Name Aaron Brumer
Company/Firm Aaron Brumer & Associates
Address: 16757 Morrison St Unit/Space Number _____
City Encino State CA Zip Code: 91436
Telephone (310) 422-9234 E-mail: aaron@aaronbrumer.com

Primary Contact for Project Information Owner Applicant
(*select only one*) Agent/Representative Other _____

To ensure notification of any public hearing as well as decisions on the project, make sure to include an individual mailing label for each member of the project team in both the Property Owners List, and the Abutting Property Owners List.

⁵ An applicant is a person with a lasting interest in the completed project such as the property owner or a lessee/user of a project. An applicant is not someone filing the case on behalf of a client (i.e. usually not the agent/representative).